

This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051

Send Tax Notice To: Anthony Alliman
Hailey Jade Alliman

291 Millers Farm Rd
Columbiana AL 35051

File No.: S-24-29649

WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Two Hundred Thirty Seven Thousand Five Hundred Dollars and No Cents (\$237,500.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Michael Kennedy and April Kennedy**, husband and wife (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Anthony Alliman and Hailey Jade Alliman**, as joint tenants with right of survivorship (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

SEE EXHIBIT "A" ATTACHED HERETO

Property may be subject to taxes for 2024 and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

\$233,007.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 23rd day of February, 2024.

Michael Kennedy April Kennedy

State of Alabama

County of Shelby

I, April Clark, a Notary Public in and for the said County in said State, hereby certify that Michael Kennedy and April Kennedy, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 23rd day of February, 2024

April Clark
Notary Public, State of Alabama

My Commission Expires: 9/11/2024

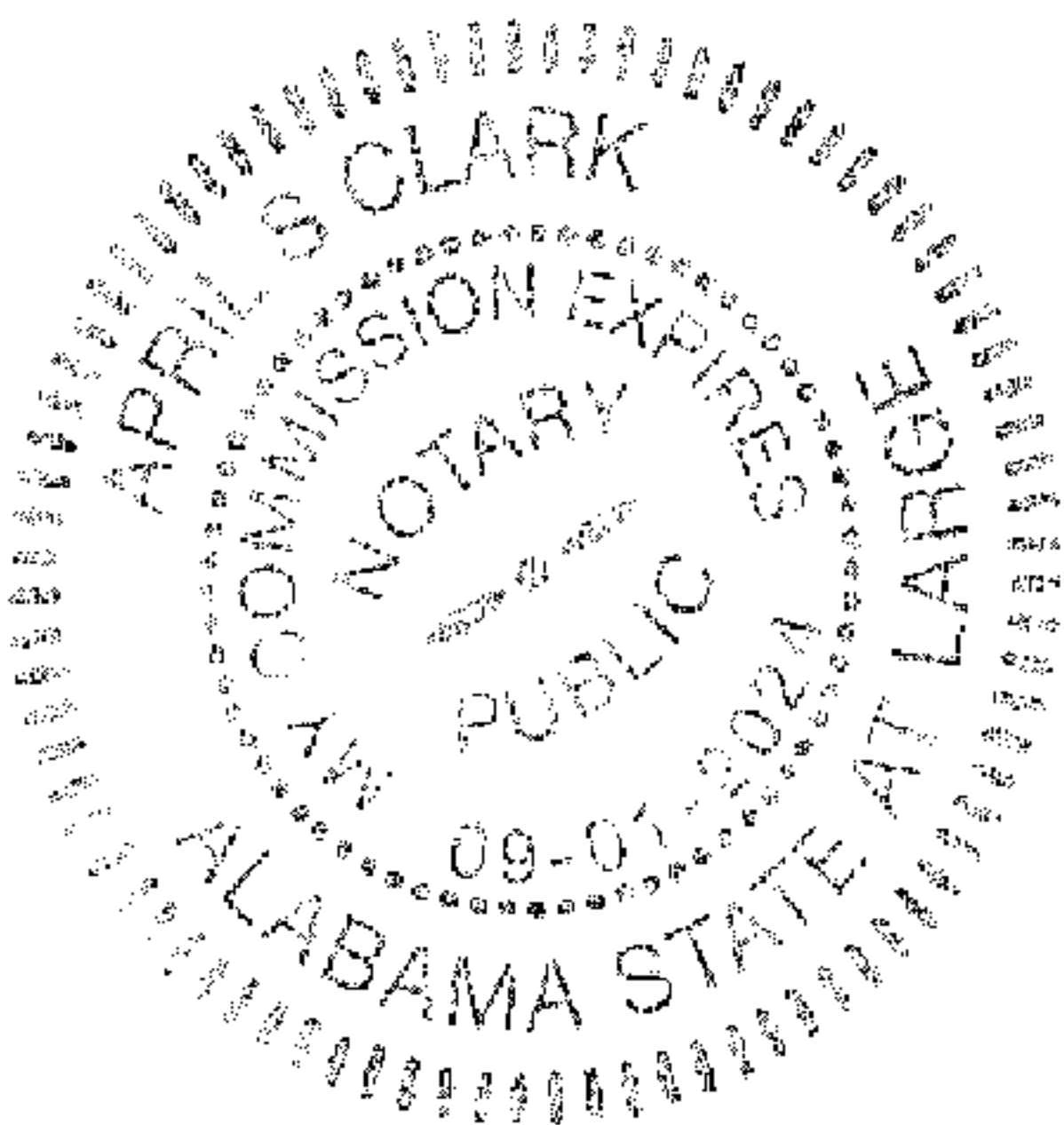


EXHIBIT "A"
LEGAL DESCRIPTION

A tract of land situated in the NW ¼ of the SW ¼ of Section 32, Township 21 South, Range 1 East, being more particularly described as follows:

Commence at the Northeast corner of the NW ¼ of the SW ¼ of Section 32, Township 21 South, Range 1 East, thence run West along the North line of said ¼ ¼ Section a distance of 443.09 feet to a point; thence run South, parallel to the East line of said ¼ ¼ section a distance of 533.05 feet to a point; thence run West, parallel to the North line of said ¼ ¼ Section a distance of 443.09 feet to a point; said point being the Northwest corner of the Harry Rape Property; said point being the POINT OF BEGINNING of the property herein described; thence run South, parallel to the East line of said ¼ ¼ Section 527.70 feet to a point; said point being 210.00 feet North of the South line of said ¼ ¼ Section ; thence run West, parallel to the South line of said ¼ ¼ Section a distance of 442.02 feet, more or less, to the West line of said ¼ ¼ Section; thence run North along the West line of said ¼ ¼ Section a distance of 527.70 feet to a point; thence run East, parallel to the South line of said ¼ ¼ Section a distance of 442.02 feet to the point of beginning; being situated in Shelby County, Alabama.

ALSO, an easement for ingress and egress 20 feet wide, being 10 feet on either side of a line described as follows:

Commence at the SE corner of the NW ¼ of SW ¼, Section 32, Township 21 South, Range 1 East, and run North along the East line a distance of 210.00 feet; thence turn left and run West parallel with the South line of said ¼ ¼ Section a distance of 10 feet to the POINT OF BEGINNGING of the centerline of said easement, thence turn right and run North parallel with the East line of said ¼ ¼ Section a distance of 533.06 feet; then turn left and run West parallel with the South line of said ¼ ¼ Section a distance of 886.18 feet to the end point of the centerline of said easement, being the NE corner of the Alfred Rape property; being situated in Shelby County, Alabama.

Also, a right-of way for ingress and egress in favor of grantees, their heirs, successors, and assigns, forever, extending 20 feet in width extending from the Northern boundary of Mooney Road, North over the East 20 feet of the South 210 feet, more or less, of the NW ¼ of SW ¼ of Section 32, Township 21 South, Range 1 East, more particularly described as follows:

Commence at a point where the Northern boundary of Mooney Road intersects the Eastern boundary of the NW ¼ of SW ¼ and run thence North along the Eastern boundary of said ¼ - ¼ Section a distance of 210 feet, more or less, to a point on the Southern boundary of property presently owned by Grantors; thence turn to the left and run Westerly along property presently owned by grantors a distance of 20 feet to a point; thence turn to the left and run Southerly parallel with the East boundary of said ¼ - ¼ Section a distance of 210 feet, more or less, to a point on the Northern boundary of Mooney Road; thence turn to the left and run Easterly along the Northern boundary of Mooney Road a distance of 20 feet, to point of beginning.



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 02/26/2024 12:11:22 PM
 \$32.50 PAYGE
 20240226000049770

Allen S. Bayl

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

| | | | |
|------------------|----------------------------------------------|-------------------------|--------------------------------------------|
| Grantor's Name | Michael Kennedy April Kennedy | Grantee's Name | Anthony Alliman Hailey Jade Alliman |
| Mailing Address | | Mailing Address | 291 Millers Farm Rd Columbiana AL 35051 |
| Property Address | 291 Millers Farm Rd. Columbiana, AL 35051 | Date of Sale | February 23, 2024 |
| | | Total Purchase Price | \$237,500.00 |
| | | or | |
| | | Actual Value | |
| | | or | |
| | | Assessor's Market Value | |

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

| | |
|----------------------------------------------------|------------------------------------|
| <input type="checkbox"/> Bill of Sale | <input type="checkbox"/> Appraisal |
| <input checked="" type="checkbox"/> Sales Contract | <input type="checkbox"/> Other |
| <input type="checkbox"/> Closing Statement | |

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser of the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date February 21, 2024

Print Michael Kennedy

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one